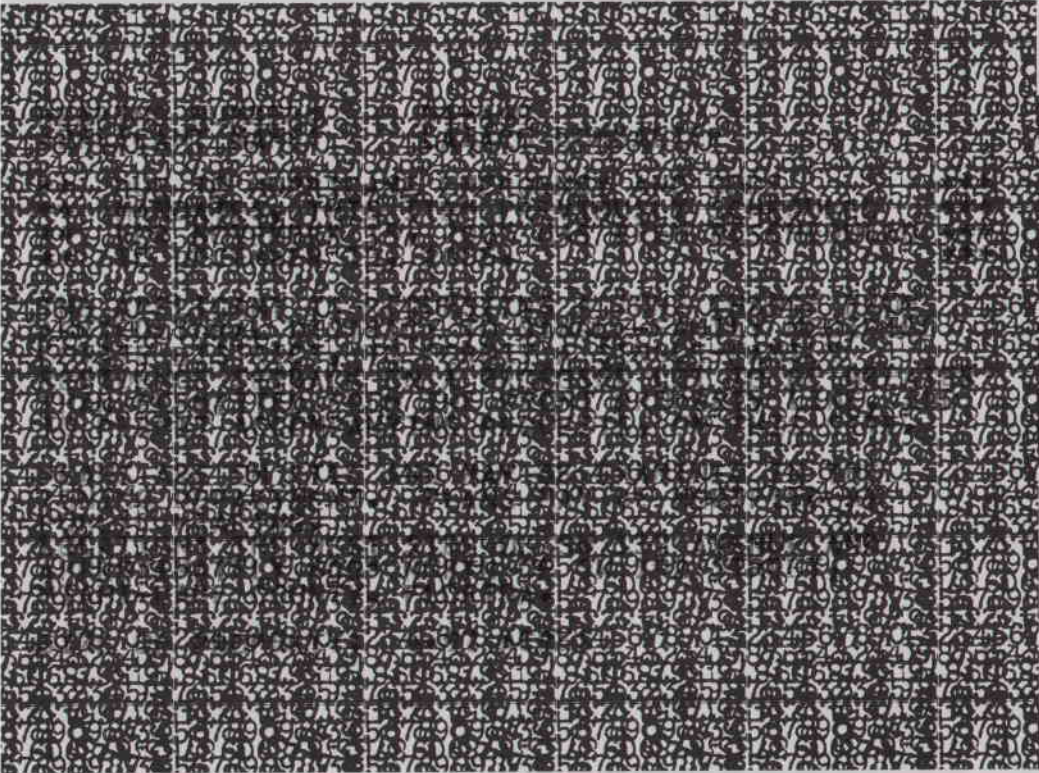
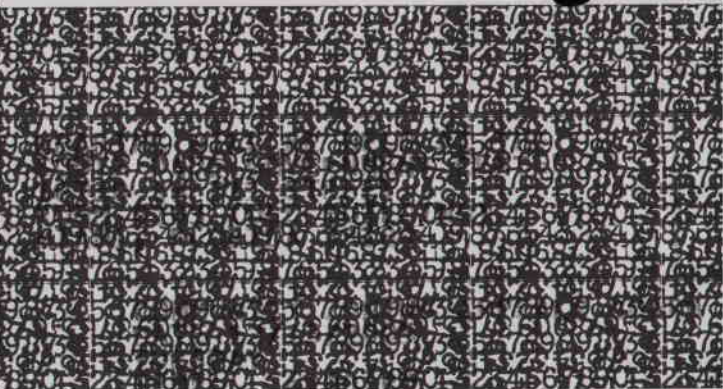


MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE



UNITED STATES POSTAGE  
PITNEY BOWES  
02 1A  
\$ 00.27<sup>8</sup>  
PRSTD FIRST CLASS 997090-06/09 2005  
MAILED FROM ZIP CODE 33128



72004000449 C14 518  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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33128



# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-449  
APPLICANT NAME: LAZARO BOMBALIER

\*\*\* DUE TO HURRICANE EMERGENCY AND CODE \*\*\*  
\*\*\* MANDATES, THIS ITEM PREVIOUSLY SCHEDULED \*\*\*  
\*\*\* FOR NOVEMBER 15, 2005 HAS BEEN RESCHEDULED \*\*\*  
\*\*\* TO DECEMBER 13, 2005. \*\*\*

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED ESTATE DISTRICT, TO PERMIT A SINGLE-FAMILY RESIDENCE SETBACK ON A PROPOSED LOT TO BE GREATER THAN PERMITTED FROM THE FRONT PROPERTY LINE, AND TO PERMIT ACCOMPANYING REQUESTS, ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: THE WEST SIDE OF SW 132 AVENUE AND APPROXIMATELY 600' NORTH OF SW 192 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.97 ACRES

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 12/13/2005  
TUESDAY  
TIME 6:00 PM

Z2004000449 C14 518  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

**PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.**

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

**YOU** are invited to attend and to speak at the zoning hearing.

**YOU** may submit written letters or petitions in favor of, or opposing this hearing.

**YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

**YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.

**YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.

**YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.

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- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

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- Results are typically posted on the Monday following a hearing.
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**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

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**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
EAGLE  
PTNEY ROWES

02 1A  
0004394702 OCT 14 2005  
\$ 00.27<sup>8</sup>  
MAILED FROM ZIP CODE 33128

TIME 6:00 PM

Z2004000449 C14 518  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

H\*UFSM5

33128





## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-449  
APPLICANT NAME: LAZARO BOMBALIER

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10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD  
DATE 11/15/2005  
TUESDAY  
TIME 6:00 PM

Z2004000449 C14 518  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



UNITED STATES POSTAGE  
FIRST CLASS PERMIT NO. 1000 MIAMI, FL  
PITNEY BOWES

02 1A \$ 00.27<sup>8</sup>  
0004389667 AUG 05 2005  
MAILED FROM ZIP CODE 33128

72004000449 C14 517  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

F\*UFSM5

33128



## MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-449  
APPLICANT NAME: LAZARD BOMBALIER

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MODIFIED ESTATE DISTRICT AND TO PERMIT A SINGLE-FAMILY RESIDENCE SETBACK ON A PROPOSED LOT TO BE GREATER THAN PERMITTED FROM THE FRONT PROPERTY LINE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: THE WEST SIDE OF SW 132 AVENUE & APPROX. 600' NORTH OF SW 132 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.97 ACRES

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33199

COMMUNITY ZONING APPEALS BOARD  
DATE 09/06/2005  
TUESDAY  
TIME 6:00 PM

22004000449 C14 517  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



**FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.**

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notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

## ZONING HEARING NOTICE

PRESORTED  
FIRST CLASS



WILL BE SENT TO YOU.

Z2004000449 C14 511  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

LAUISMS

33128





# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 04-449  
APPLICANT NAME: LAZARO BOMBALIER

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MODIFIED ESTATE DISTRICT AND TO PERMIT AN EXISTING SINGLE-FAMILY RESIDENCE SETBACK MORE THAN PERMITTED FROM PROPERTY LINES.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: LYING WEST OF S.W. 132 AVENUE, APPROX. 600' NORTH OF S.W. 192 STREET, MIAMI-DADE COUNTY, FLORIDA.  
SIZE OF PROPERTY: 4.97 ACRES

HEARING WILL BE HELD AT THE  
SOUTH DADE GOVERNMENT CENTER  
10710 SW 211 STREET  
ROOM #203 (OLD BUILDING)  
MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY  
NOTICE ONLY. PRIOR TO  
THE HEARING, MORE  
SPECIFIC INFORMATION  
WILL BE SENT TO YOU.

22004000449 C14 511  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this matter. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.



**YOU** are entitled to attend and to speak at the zoning hearing.

**YOU** may submit written letters or petitions in favor of, or opposing this hearing.

**YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

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MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
111 N.W. 1st STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

# ZONING HEARING NOTICE



Z2004000449 BCC 520  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974

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# MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-449  
APPLICANT NAME: LAZARO BOMBALIER

THE APPLICANT IS APPEALING THE DECISION OF  
COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED  
WITH PREJUDICE THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM  
AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED  
ESTATE DISTRICT, TO PERMIT A SINGLE-FAMILY  
RESIDENCE SETBACK ON A PROPOSED LOT TO BE GREATER  
THAN PERMITTED FROM THE FRONT PROPERTY LINE, AND  
TO PERMIT ACCOMPANYING REQUESTS, ON THIS SITE.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE  
ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT  
PUBLIC HEARING.

LOCATION: THE WEST SIDE OF SW 132 AVENUE AND  
APPROXIMATELY 600' NORTH OF SW 192 STREET,  
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 4.97 ACRES

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ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING  
AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974  
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THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244  
AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE  
MIAMI-DADE COUNTY-STEPHEN P. CLARK  
BOARD OF COUNTY COMMISSIONERS  
COUNTY COMMISSION CHAMBERS, 2ND FLOOR  
111 NW 1ST. STREET  
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION  
DATE 03/23/2006  
THURSDAY  
TIME 9:30 AM

22004000449 BCC 520  
MIAMI-DADE COUNTY  
DEPARTMENT OF PLANNING & ZONING  
ZONING HEARING SECTION  
111 N.W. 1 STREET SUITE 1110  
MIAMI, FLORIDA 33128-1974



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**YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.

**YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.

**YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

**APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS**

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

**APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT**

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

**PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.**

**FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.**

APPLICANT: LAZARO BOMBALIER

LAZARO BOMBALIER is appealing the decision of Community Zoning Appeals Board #14, which denied with prejudice the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) & approval of requests #2-#4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

W

THE FOLLOWING HEARING WAS DEFERRED FROM 11/15/05 TO THIS DATE:

HEARING NO. 05-9-CZ14-3 (04-449)

2-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: LAZARO BOMBALIER

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)





THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 9/6/05 TO THIS DATE:

HEARING NO. 05-9-CZ14-3 (04-449)

2-56-39  
Council Area 14  
Comm. Dist. 8

APPLICANT: LAZARO BOMBALIER

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)



APPLICANT: LAZARO BOMBALIER

(1) AU to EU-M

(2) Applicant is requesting to permit a single-family residence setback 55.47' from the front (east) property line (50' maximum permitted) on proposed Lot 1, Block 2.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley engineers of Dade consisting of Sheet 1 dated stamped received 4/18/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

PRESENT ZONING: AU (Agricultural – Residential)



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000449**

**BOARD: BCC**

**LOCATION OF SIGN: THE WEST SIDE OF SW 132 AVENUE & APPROX. 600'  
NORTH OF SW 192 STREET, MIAMI-DADE COUNTY,  
FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 01-MAR-06**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

*Cleveland Thompson*

**PRINT NAME:**

**CLEVELAND THOMPSON**



**Miami-Dade County**  
**Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000449**

**BOARD: C14**

**LOCATION OF SIGN: THE WEST SIDE OF SW 132 AVENUE & APPROX. 600' NORTH OF SW 192 STREET, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 22-NOV-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**

**Miami-Dade County  
Department of Planning and Zoning**

**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2004000449**

**BOARD: C14**

**LOCATION OF SIGN: THE WEST SIDE OF SW 132 AVENUE & APPROX. 600' NORTH OF SW 192 STREET, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 15-AUG-05**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



**Miami-Dade County  
Department of Planning and Zoning**

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

C-14

**Re: HEARING No. Z2004000449**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**01/25/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Felix Acosta**

**Date:**

**11/09/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

11/9/05

*To be retained in Hearing File*





**Miami-Dade County  
Department of Planning and Zoning**

C-14

**AFFIDAVIT FOR MAILING OF FINAL NOTICES**

**Re: HEARING No. Z2004000449**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**01/25/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Felix Acosta**

**Date:**

**10/14/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature**

**Date:**

**10/14/05**

*To be retained in Hearing File*

C 14

# AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No: 04-449 HEARING DATE 09/06/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'  
☒ 1/2 mile  
☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: August 04, 2005

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 8-5-05

\*\*\*\*\*

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]

Date: 8/5/05

\*\*\*\*\*



**Miami-Dade County  
Department of Planning and Zoning**

C-14



**AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES**

C-14

**Re: HEARING No. Z2004000449**

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

**Signature:**

**Alfredo Fernandez-Cueto**

**Date:**

**01/25/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

**Signature:**

**Stella Vandrovec**

**Date:**

**01/26/05**

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

**Signature:**

**Date:**

**1/24/05**

*To be retained in Hearing File*



## FROM THE FIREFIGHTERS

# FYI: Using CPR is a shortcut for saving lives

BY SHANTI HALL  
firefighter@miamiherald.com

Lately, I have noticed some sort of new wave of communication that involves the use of just three letters in order to say something, instead of the entire three words. I consider myself to be a really hip person (although my kids might disagree) and also a pretty good communicator, but I'm not sure I get the value of saving that nanosecond in my life by using only the first initials of three words.

My daughter explained that terms like BTW (by the way), FYI (for your information) and LOL (laughing out loud) are the expressions of her generation. As I think about this new three-letter culture, it occurs to me that there is one three-letter term that should actually be said more often. It's been around a long time but never seems to get nearly enough attention, even though

it can actually save much more than just a nanosecond; it can save a whole life.

CPR stands for Cardio-Pulmonary Resuscitation and, whether you prefer the three-letter term or the full-word version, it means the same thing: a chance for survival.

According to the American Heart Association (AHA), every year in the United States cardiovascular disease and sudden cardiac arrest claim the lives of 335,000 Americans before they reach a hospital.

The AHA also says:  
● Almost 80 percent of cardiac arrests occur at home and are witnessed by a family member.

● Effective bystander CPR,

provided immediately after cardiac arrest, can double a victim's chance of survival by maintaining vital blood flow to the heart and brain until more advanced care can be given.

● If bystander CPR is not provided, a sudden cardiac arrest victim's chances of survival fall about 10 percent for every minute of delay until medical help arrives.

● Death from sudden cardiac arrest is not immediate or inevitable. If more people knew CPR, many more lives could be saved.

I am reminded of an incident a few months ago when a man was at a local beach and noticed a woman screaming for help with a small child in her arms. He helped her out of the water with the child who was unconscious.

The man did not know CPR but, after calling 911, he did his best to imitate the CPR that he had seen on television. He

gave chest compressions and mouth-to-mouth resuscitation until the child expelled the water and began to breathe again on his own.

Miami-Dade Fire Rescue arrived shortly afterward and took the child to the hospital for further care. But, if it weren't for the CPR, it is unlikely that he would have survived this near-drowning incident. The man said he really wished that he had better knowledge of CPR but was glad that at least he paid close attention to the CPR he had seen.

This is just one story but there are thousands like it. The fact is that CPR saves lives but only if there is someone present who knows how to perform it. In respiratory or cardiac arrest, every second counts.

There are some people who should learn CPR, no matter what. Caretakers of children or the elderly have a

responsibility to know how to react when faced with respiratory and cardiac emergencies. Even teenagers who baby-sit regularly should attend a Safe Sitter course that includes CPR.

Really, all capable adults should take a CPR course at least once in their lifetime. There are several organizations that regularly offer instruction at community centers, hospitals and schools for little or sometimes no cost.

OMG (oh my gosh), there's just TMI (too much information) about CPR to list here, so visit our website at [www.miamidade.gov/mdfr](http://www.miamidade.gov/mdfr) for more information on how to find a CPR course near you. BEN (bye for now).

*Shanti Hall is a veteran firefighter and a spokeswoman for Miami-Dade Fire Rescue.*



HALL

# Thursdays @ The Falls

6:30pm TO 9:30pm  
Near Macy's

Moonlight... Music... and Mingling.

## February 23

# FRANK HUBBELL'S JAZZ BAND

Offering an extensive repertoire of the most popular old time favorites enjoy Frank Hubbell's Jazz Band near Macy's for a foot stomping good time.

THE FALLS  
U.S. 1 AND S.W. 136TH STREET  
305-255-4570

Sponsored by

SOUTH DADE

THE FALLS  
It's so you

### ZONING HEARING

**BOARD OF COUNTY COMMISSIONERS**  
THURSDAY, MARCH 23, 2006 - 9:30 a.m.  
COMMISSION CHAMBERS - 2nd Floor  
STEPHEN P. CLARK CENTER  
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning cases which may be of interest to your immediate neighborhood.

**1. LAZARD BOMBALIER (RM-440)**  
Location: The west side of SW 132 Avenue and approximately 800' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)

The applicant is appealing the decision of Community Zoning Appeals Board #14, which ruled with prejudice the following:

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, and to permit accompanying requests, on this site.

Multiple members of individual community councils may be present.  
All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-3595. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agency Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry. Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2506 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



**MIAMI-DADE COUNTY, FLORIDA**

**LEGAL NOTICE**

**ZONING HEARING**

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 23<sup>rd</sup> day of March, 2006 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

HEARING NO. 05-4-CZ8-2 (04-295)

APPLICANTS: WOTTSAMATTA COMPANY & PAHOKEE LUMBER COMPANY

WOTTSAMATTA CO. & PAHOKEE LUMBER CO. are appealing the decision of Community Zoning

Appeals Board #8, which denied without prejudice the following:

BU-1 & BU-1A to BU-1A

SUBJECT PROPERTY: Lot 13 & Lot 14, FIRST ADDITION TO FERN PARK, Plat book 42, Page 67 and Lots 1 & 2, Block 1, FERN PARK, Plat book 39, Page 99.

LOCATION: Lying east of N.W. 32 Avenue, between N.W. 67 Street & N.W. 68 Street, A/K/A: 3195 N.W. 67 Street, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-3 (04-449)

APPLICANT: LAZARO BOMBALIER

LAZARO BOMBALIER is appealing the decision of Community Zoning Appeals Board #14, which

denied with prejudice the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) & approval of requests #2-#4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

HEARING NO. 06-2-CC-3 (05-252)

APPLICANT: UNITED AT KENDALL LAKES, INC.

- (1) MODIFICATION of Paragraphs #1 & #3-#6 of a Declaration of Restrictions recorded in Official Records Book 21660, Pages 4050 – 4060 and reading as follows:

FROM: "1. The Senior Housing Parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted entitled 'The Greens at Kendall Senior Apartments,' by ReyMar & Associates, Inc., Architects and Planners, consisting of eighteen (18) sheets, sheets SP-2 and LP-1 dated July 17, 2003 and the remaining sheets dated July 15, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement. (Hereafter referred to as the 'Site Plan')."

TO: "1. The Senior Housing multi-family residential parcel, described in Exhibit 'B' attached hereto, shall be developed substantially in compliance with the plans previously submitted entitled 'The Greens at Kendall Senior Apartments,' 'Greens at Kendall Condominiums,' by ReyMar & Associates, Inc., Architects and Planners consisting of 18 sheets pages, sheets SP-2 and LP-1 dated July 17, 2003 and the remaining sheets dated July 15, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement. (Hereafter referred to as the 'Site Plan') dated stamped received 10/5/05."

FROM: "3. Upon approval of the Application, the Owner shall set aside a 2.8 acre charter



## ZONING HEARING

**MIAMI-DADE COUNTY**  
COMMUNITY ZONING APPEALS BOARD - 14  
Tuesday, December 13, 2005 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
Room 203 (Old Building)  
10710 SW 211 STREET, MIAMI, FLORIDA

Due to Hurricane Wilma, items #1 through #4 were rescheduled to the above date. Items #5 and #6 are new items scheduled for this meeting.

The list below contains zoning items which may be of interest to your immediate neighborhood.

### 1. LAZARO BOMBALIER (04-449)

**Location:** The west side of SW 132 Avenue and approximately 600' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, and to permit accompanying requests, on this site.

### 2. THOMAS & CHRISTINE TERRY (05-83)

**Location:** Lying approximately 330' west of SW 202 Avenue and south of SW 186 Street, Miami-Dade County, Florida (2.57 Gross Acres)

The applicants are requesting to permit a lot with less area than required, on this site.

### 3. JUAN & BEATRIZ VEGA (05-138)

**Location:** 13965 SW 184 Street, Miami-Dade County, Florida (2 Gross Acres)

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.

### 4. JOSE & JOSEFINA RIOS (05-153)

**Location:** 11950 SW 191 Terrace, Miami-Dade County, Florida (80' X 95.01')

The applicants are requesting to permit a utility/storage structure and an addition to a single-family residence setbacks to be less than required from property lines, on this site.

### 5. SILVER GROUP 117, INC. (04-71)

**Location:** The west side of SW 139 Avenue and south of SW 164 Street, Miami-Dade County, Florida (0.868 Acre)

The applicant is requesting a zone change from agricultural district to minimum apartment house district, to permit lots with less lot areas than required and a single-family residence with a greater setback than permitted. Also requesting to permit accompanying requests, on this site.

### 6. OMAYRA RODRIGUEZ & JUAN GONZALEZ (05-128)

**Location:** Lying on the west side of theoretical SW 209 Avenue and 560' south of SW 160 Street, Miami-Dade County, Florida (2.5 Gross Acres)

The applicants are requesting to permit a plant nursery with less frontage and area than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## NEIGHBORS CALENDAR

### \* CALENDAR, FROM 29

featuring crafts, homemade food products, live plants and agricultural products; historical reenactments, live music, children's activities and displays of antique automobiles; 10 a.m.-5 p.m. Nov. 19-20; Fair Expo Center, 10901 Coral Way, Miami; \$6 adults, \$2 children ages 6-12. 305-375-1492.

**Junior League of Miami Fundraiser:** Honorees include Barth Green, Alonzo and Tracy Mourning, Jackie Nespral, Elizabeth Plater-Zyberk and Ruth and Richard Shack; 7 p.m. reception; 8 p.m. main event, Nov. 19; Village of Merrick Park, 358 San Lorenzo Ave., Coral Gables; \$150 per person for the honoree reception and \$85 for the main event in the Garden. 305-968-3846.

**Memory Walk 2005:** Fosters public awareness of Alzheimer's disease and related disorders, while raising urgent funds for local care and services; 10 a.m.-noon Nov. 19; Miami West Park, 3000 NW 87th Ave., Doral. 305-891-6228.

**Noches Tropical:** Concert featuring Latin funk by local favorite Siete Rayo; 7 p.m. Nov. 18; Tropical Park, 7900 SW 40th St., East Miami-Dade; free. 305-226-8315.

**Ramble-A Garden Festival:** Festival celebrate its 65th anniversary; features more than eight acres of plants, garden accessories, antiques, food, music and activities for adults and children; enjoy music from Dutch Waterpoort Street Organ and steel kettle drums; 9:30 a.m.-4:30 p.m. Nov. 19-20; Fairchild Tropical Botanic Garden, 10901 Old Cutler Rd., Coral Gables; \$15 adults, \$12 seniors and free to children 12 and under and Fairchild members. 305-667-1651 or www.fairchildgarden.org.

**Second Time Around Fashion Show:** Features a luncheon, auction and boutique; 10 a.m. Nov. 18; Coral Gables Country Club, 997 N. Greenway Dr., Coral Gables; \$40; proceeds benefit cancer research at the University of Miami's Miller Medical School. 305-596-7115.

**Simon Evening Of Giving:** Includes discounts from participating stores, special promotions, silent auction, celebrity fashion show, live entertainment by Ana Cristina and a lounge area; 8-11 p.m. Nov. 20; Dadeland Mall, 7535 SW 88th St., Kendall; \$35 per person; tickets sold by local charities or at the Simon Guest Services booth at the mall main entrance. 305-665-6226 or www.simon.com.

**A Trip To Narnia:** Multi-sensory experience based on the new movie *The Chronicles of Narnia: The Lion, The Witch and The Wardrobe*. Visitors pass through a snow globe Holiday decor complete with snowfall and into the Land of Narnia; Nov. 15-Jan. 8; Dolphin Mall, 11401 NW 12th St., Miami; free. 305-365-7446 (DOL-PHIN).

**The Wedding Salon:** A luxury wedding showcase for the sophisticated bride and groom; gives brides the tools to plan their fantasy wedding; featuring the best in gowns, venues, honeymoon destinations, florists, calligraphers, photographers and registries; 4-9 p.m. Nov. 21; Biltmore Hotel, 1200 Anastasia Ave., Coral Gables; \$125 per couple or \$75 per person. 305-445-1926.

**Women of Valor Luncheon:** Event honors Judy Gilbert Gould and Claudia Potamkin on behalf of their tire-

less efforts in the elderly community in South Florida; 11:30 a.m. Nov. 17; Ritz-Carlton, 3300 SW 27th Ave., Coconut Grove; \$150-\$2,500 per person. 305-538-4744.

### ART BASEL

**Martin and Pat Fine Art Gallery:** *Aerial Terrestrial: Installations by Artists from the Americas*, features the works of Lillan Dominguez, Sydia Reyes, Silvia Riquezas and more; through Dec. 9; 11011 SW 104th St., Miami. 305-237-2322.

**Miami Art Museum:** 101 W. Flagler St., Miami, 305-375-3000 or www.miamiamuseum.org; \$5 adults, \$2.50 seniors, children 11 and under and students with ID free.

• **Ana Mendieta: Earth Body, Sculpture and Performance 1972-1985**, photos, drawings, sculptures, video, films and slide projections by Mendieta; through Jan. 15.

• **Nemesia**, features painting by Shahzia Sikander; through Jan. 15. **Museum of Contemporary Art (MOCA):** 770 NE 125th St., Joan Lehman Building, North Miami. 305-893-6211 or www.mocanomi.org; • **Pablo Cano: The Beginning**, display of 100 marionettes created with found objects by Cano; through Dec. 18.

• **Albert Oehlen: I Know Whom You Showed Last Summer**, features selection of art from the German artist from 1983 to present; Nov. 18-Jan. 8. **Pop Suave Art Gallery: Hip-Pop**, collection of urban inspired art by Carlos A. Navarro; through Dec. 31; 266 Miracle Mile, Coral Gables. 305-567-0455 or access www.popsuaveart.com. **Riesco Art Studio: Crash Site**, installation by Jonathan Riesco and Clark Derbes; 7 p.m.-12:30 a.m. Nov. 19, continues through Dec. 16; 4552 SW 71st Ave., Miami. 305-610-4910.

### MIAMI-DADE HOLIDAYS

**Holiday Fashion Runway Show:** Showcases the latest looks in holiday dresses; attendees receive a "dinner party in a box" filled with invitations, place cards and menu cards as a special gift with the purchase of a dress; the show is hosted by style expert Lloyd Boston, 6 p.m. Nov. 17; Macy's Dadeland, 7675 North Kendall Dr., Kendall; free. 305-662-3400.

**The Miracle on 136th Street Parade:** Event marks the official arrival of Santa; benefits Friends of WLRN, Inc. and WLRN's Ready to Learn service, a public television initiative designed to prepare children for success in school; features a host of PBS characters including Grand Marshal Clifford the Big Red Dog; 4 p.m. Nov. 19; Falls Shopping Center, U.S. 1 and Southwest 136th Street, South Miami; free. 305-255-4570 or www.shopthefalls.com.

**Santa's Enchanted Forest:** Billed as the world's largest Christmas theme park and carnival; includes new rides, displays, roller coasters, petting zoo, food tents and carnival games; 5 p.m.-midnight, through Jan. 8; Tropical Park, 7900 SW 40th St., East Miami-Dade; \$21 for adults; \$15 for children 3-8; free for children 2 and under. 305-559-9689.

### BAZAARS

**Bet Breira School Holiday Bazaar:** Jewelry, spa gifts, and accessories,

handbags, children's clothing and toys; noon-7 p.m. Dec. 8; 9400 SW 87th Ave., Southwest Miami-Dade. 305-595-3008, ext. 1.

**Boy Scout Troop 10 Garage Sale:** Furniture, home accessories, appliances, collectibles and a car wash; 7 a.m.-noon Nov. 19; Central Presbyterian Church, 12455 SW 104th St., West Miami-Dade. 305-253-6111.

**Caulley Square:** Over 50 vendors display handmade crafts for the holidays; great gift ideas and spend the day in the village enjoying the holiday season; 10 a.m.-5 p.m. Dec. 3-4; 22400 Old Dixie Hwy., Goulds; free. 305-258-3543.

**Chanukkah Market Place:** Items for sale include Judaica, jewelry and clothing; 11 a.m.-4 p.m. Dec. 14; Temple Beth Am, 5950 North Kendall Dr., Miami. 305-667-6667.

**Craft Fair at Seymour Gelber Adult Day Care:** Items include gifts, holiday decorations, cards and craft items; 10 a.m.-2 p.m. Dec. 1; 11025 SW 84th St., building 12, Miami; free. 305-270-2979.

**German Christmas Bazaar:** Arts and crafts, jewelry, Christmas handicraft and music, refreshments, baked goods and bratwurst, games and activities for kids. Plus, a raffle and silent auction; 1-5 p.m. Dec. 3; St. Mark's Lutheran Church, 3930 Le Jeune Rd., Coral Gables; free. 305-444-0425 or send e-mail to rosenhagen@bellsouth.net.

**Glen Greenstein Early Childhood Development Center:** Includes children's gifts, jewelry, handbags, accessories, books and toys, giftware, arts & crafts, personalized items and bake sale; event takes place at Bosque Courtyard; 9 a.m.-7 p.m. Nov. 29; Alper Jewish Community Center, 1155 SW 112th Ave., Miami; free; sales benefit the Greenstein ECD. 305-271-9000, ext. 301.

**The Growing Place Fall Bazaar:** Features handmade jewelry, pottery and holiday pieces. Baked goods are also on sale. Proceeds benefit The Growing Place; 9 a.m.-2 p.m. Dec. 3; First United Methodist Church of Coral Gables, 536 Coral Way, Coral Gables. 305-441-7042.

**Historical Museum of Southern Florida Harvest Festival:** Indoor festival featuring crafts, homemade food products, live plants and agricultural products; historical reenactments, live music, children's activities and displays of antique automobiles; 10 a.m.-5 p.m. Nov. 19-20; Fair Expo Center, 10901 Coral Way, Miami; \$6 adults, \$2 children ages 6-12. 305-375-1492.

**Holiday Bazaar - West Kendall:** 9 a.m.-8 p.m. Dec. 3, 8 a.m.-8 p.m. Dec. 4; Our Lady of Lourdes, 11291 SW 142nd Ave., West Kendall; \$50 for space, \$10 table rental fee. 305-408-9935.

**Holiday/Hanukkah Bazaar:** Items sold include jewelry, clothes, gifts and stationery. Vendors are served a light brunch. No food is to be brought into the temple. Each vendor is responsible for bringing a table covering; noon-6 p.m. Dec. 4; Bet Shira Congregation, 7500 SW 120th St., Pinecrest; \$50 for 8 foot table, \$25 for each additional table plus 15 percent of gross sales. 305-238-2601. **Killian Pines United Methodist Church:** Crafts, artists, and plants. Food and beverages are available; 8 a.m.-2 p.m. Dec. 3; 10755 SW 112th St., West Miami-Dade; \$30 vendor spaces available; call 9 a.m.-1 p.m. Monday-Thursday. 305-595-2878.



## Public Notices &amp; Hearings

**DUE TO HURRICANE WILMA, THE FIRST SEVEN ITEMS ON THIS AGENDA WERE RESCHEDULED TO DECEMBER 13, 2005. THE LAST THREE ITEMS ARE NEW APPLICATIONS SCHEDULED FOR THIS MEETING.**

**MIAMI-DADE COUNTY, FLORIDA**

**LEGAL NOTICE**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 13<sup>th</sup> day of December, 2005 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2938 at least five days in advance of the meeting.

**HEARING NO. 05-9-CZ14-3 (04-449)**

**APPLICANT: LAZARO BOMBALIER**

**(1) AU to EU-M**

(2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).

(3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.

(4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

**LOCATION:** The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-1 (04-185)**

**APPLICANT: LENORE FERGUSON**

**AU to EU-1**

**SUBJECT PROPERTY:** The NW ¼ of the NW ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East, AND: The NE ¼ of the NW ¼ of the NW ¼ of said Section 14, subject to right-of-way dedication across the north 35' thereof.

**LOCATION:** The Southeast corner of S.W. 197 Avenue & S.W. 312 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-2 (05-79)**

**APPLICANTS: JAMES & DIANE JOZWIAK**

(1) Applicant is requesting to permit a single-family residence setback a minimum of 9' (15' required) from the interior side (east) property line.

(2) Applicant is requesting to permit a shed setback 19.5' (20' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 3/18/04 and a floor plan as prepared by James Jozwiak and dated stamped received 5/2/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Lot 7, Block 8, WALDIN PARK ESTATES, Plat book 96, Page 93.

**LOCATION:** 16101 S.W. 284 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-3 (05-83)**

**APPLICANTS: THOMAS & CHRISTINE TERRY**

Applicants are requesting to permit a lot with an area of 2.57 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 2/15/05.

**SUBJECT PROPERTY:** The NW ¼ of the NE ¼ of the SE ¼ of the NW ¼, less the north 25' all in Section 3, Township 56 South, Range 38 East.

**LOCATION:** Lying approximately 330' west of S.W. 202 Avenue & south of S.W. 188 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-4 (05-98)**

**APPLICANT: BCG PARTNERS L. L. C.**

NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks and street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under Chapter 28, §19(A) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Garden Village," as prepared by Bellon-Milanes, Architects Planners, consisting of 1 page dated 10/20/03. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11 N89°21'12"E (bearings derived from the Florida State System of Plan Coordinates for 483.29' to the Point of beginning of the herein described parcel of land; thence continue along said north line, N89°21'12"E for 180' to a point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'08"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & S.W. 304 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-5 (05-138)**

**APPLICANTS: JUAN & BEATRIZ VEGA**

**AU to RU-1M(a)**

**SUBJECT PROPERTY:** The east 132.62', of the south ½ of Tract 11, in the SE ¼ of Section 34, Township 55 South, Range 39 East, less the south 20', for right-of-way, of PLAT OF PORTION OF TROPICO, Plat book 2, Page 57.

**LOCATION:** 13965 S.W. 184 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-6 (05-153)**

**APPLICANTS: JOSE & JOSEFINA RIOS**

(1) Applicants are requesting to permit a utility/storage structure setback a minimum of 3' 5" from the interior side (west) property line (7' 6" required).

(2) Applicants are requesting to permit an addition to a single-family residence setback 19.71' from the rear (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Utility/Storage for: Jose and Josefina Rios," as prepared by Arquis Design Group, Inc., consisting of one sheet and dated stamped received 6/6/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Lot 11, Block 7, LOS ANGELES ESTATES, SECTION THREE, Plat book 98, Page 17.

**LOCATION:** 11950 S.W. 191 Terrace, Miami-Dade County, Florida.

**HEARING NO. 05-12-CZ14-1 (04-71)**

**APPLICANT: SILVER GROUP 137, INC.**

**(1) AU to RU-3M**

(2) Applicant is requesting to permit zero lot line residences with visible passable areas varying from 6 to 12 linear feet (14.5 linear ft. required).

(3) Applicant is requesting to permit 0 sq. ft. of storage area per unit with outdoor access (40 sq. ft. required).

(4) Applicant is requesting to permit 160 shrubs (350 required).

(5) Applicant is requesting to permit a zero lot line residence setback 127' (50' maximum permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Silver Estate," as prepared by Red Design Group, consisting of 6 pages dated 9/2/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The west 80' of the north ½, of the north ½, of the SE ¼, of the SE ¼, of Section 27, Township 55 South, Range 39 East and the west 80' of the north 2/3 of the south ¼ of the SE ¼ of the SE ¼, less the Seaboard Coast Line Railroad Right-of-Way and less that portion south of the said railroad right-of-way in said Section 27

**LOCATION:** The east of S.W. 139 Avenue and south of S.W. 164 Street, Miami-Dade County, Florida.

**HEARING NO. 05-12-CZ14-2 (05-128)**

**APPLICANTS: OMAYRA RODRIGUEZ & JUAN GONZALEZ**

Applicant is requesting to permit a plant nursery with a frontage of 165' (200' required) and a area of 2.5 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Plant Nursery," as prepared by Juan Gonzalez and dated 9/29/05.

**SUBJECT PROPERTY:** The north ½ of the north ½ of the SE ¼ of the NW ¼ of the SE ¼, all in Section 26 Township 55 South, Range 38 East.

**LOCATION:** Lying on the west side of theoretical S.W. 209 Avenue & 660' south of S.W. 160 Street, Miami Dade County, Florida.

**HEARING NO. 05-12-CZ14-3 (05-137)**

**APPLICANT: AVOCADO GROVES L. L. C.**

(1) DELETION of a Declaration of Restrictions recorded in Official Records Book 12143, Pages 500-501.

(2) DELETION of a Declaration of Restrictions recorded in Official Records Book 12143, Pages 508 to 513.

The purpose of these requests is to release the applicant from building in accordance with the previous approved plans and allowing the applicant to develop the property in accordance with the underlying zoning district.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

**SUBJECT PROPERTY:** The SW ¼ of the SE ¼ and the north ½ of the SE ¼ and the SE ¼ of the SE ¼ of Section 16, Township 57 South, Range 38 East.

**LOCATION:** The Northeast corner of S.W. 212 Avenue and S.W. 328 Street, Miami-Dade County, Florida.



**MIAMI-DADE COUNTY, FLORIDA****LEGAL NOTICE****ZONING HEARING**

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on **Tuesday, the 15<sup>th</sup> day of November, 2005 at 6:00 p.m.** in the **SOUTH DADE GOVERNMENT CENTER – Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida.** Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

**HEARING NO. 05-9-CZ14-3 (04-449)**

**APPLICANT: LAZARO BOMBALIER**

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) and requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #4 may be considered under Chapter 28 §19A of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

**LOCATION:** The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-1 (04-165)**

**APPLICANT: LENORE FERGUSON**

AU to EU-1

**SUBJECT PROPERTY:** The NW ¼ of the NW ¼ of the NW ¼ of Section 14, Township 57 South, Range 38 East, AND: The NE ¼ of the NW ¼ of the NW ¼ of said Section 14, subject to right-of-way dedication across the north 35' thereof.

**LOCATION:** The Southeast corner of S.W. 197 Avenue & S.W. 312 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11CZ14-2 (05-79)**

**APPLICANTS: JAMES & DIANE JOZWIAK**

- (1) Applicant is requesting to permit a single-family residence setback a minimum of 9' (15' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit a shed setback 19.5' (20' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 3/18/04 and a floor plan as prepared by James Jozwiak and dated stamped received 5/2/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Lot 7, Block 8, WALDIN PARK ESTATES, Plat book 96, Page 93.

**LOCATION:** 16101 S.W. 284 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-3 (05-83)**

**APPLICANTS: THOMAS & CHRISTINE TERRY**

Applicants are requesting to permit a lot with an area of 2.57 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department as prepared by Gary B. Castel Surveying, Inc. and dated 2/15/05.

**SUBJECT PROPERTY:** The NW ¼ of the NE ¼ of the SE ¼ of the NW ¼, less the north 25' all in Section 3, Township 56 South, Range 38 East.

**LOCATION:** Lying approximately 330' west of S.W. 202 Avenue & south of S.W. 188 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-4 (05-98)**

**APPLICANT: BCG PARTNERS L. L. C.**

NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks and street lights required).



Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under Chapter 28, §19(A) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Garden Village," as prepared by Bellon-Milanes, Architects Planners, consisting of 1 page dated 10/20/03. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** The west ½ of the NW ¼ of the SE ¼ of Section 11, Township 57 South, Range 38 East; LESS AND EXCEPT the following described parcel: Commence at the Northwest corner of the SE ¼ of said Section 11, said point being also the center of said Section 11; thence run along the north line of the SE ¼ of said Section 11, N89°21'12"E (bearings derived from the Florida State System of Plan Coordinates) for 483.29' to the Point of beginning of the herein described parcel of land; thence continue along said north line, N89°21'12"E for 180' to a point of intersection with the east line of the west ½ of the NW ¼ of the SE ¼ of said Section 11; thence run along said east line S0°43'08"E for 257.57' to a point; thence run N88°39'12"W for 180.14' to a point; thence run N0°42'52"W for 251.3' to the Point of beginning.

**LOCATION:** The Southeast corner of S.W. 192 Avenue & S.W. 304 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-5 (05-138)**

**APPLICANTS:** JUAN & BEATRIZ VEGA

AU to RU-1M(a)

**SUBJECT PROPERTY:** The east 132.62', of the south ½ of Tract 11, in the SE ¼ of Section 34, Township 55 South, Range 39 East, less the south 20', for right-of-way, of PLAT OF PORTION OF TROPICO, Plat book 2, Page 57.

**LOCATION:** 13965 S.W. 184 Street, Miami-Dade County, Florida.

**HEARING NO. 05-11-CZ14-6 (05-153)**

**APPLICANTS:** JOSE & JOSEFINA RIOS

- (1) Applicants are requesting to permit a utility/storage structure setback a minimum of 3' 5" from the interior side (west) property line (7' 6" required).
- (2) Applicants are requesting to permit an addition to a single-family residence setback 19.71' from the rear (south) property line (25' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As-Built Utility/Storage for: Jose and Josefina Rios," as prepared by Arquis Design Group, Inc., consisting of one sheet and dated stamped received 8/6/05. Plans may be modified at public hearing.

**SUBJECT PROPERTY:** Lot 11, Block 7, LOS ANGELES ESTATES, SECTION THREE, Plat book 98, Page 17.

**LOCATION:** 11950 S.W. 191 Terrace, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 25 day of October 2005.

10/25

05-3-41/598991M

## MIAMI-DADE COUNTY, FLORIDA

### LEGAL NOTICE

### ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 17<sup>th</sup> day of November, 2005 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 at least five days in advance of the meeting.

**HEARING NO. 05-6-CZ12-1 (04-270)**

**APPLICANTS:** IRA & BAMBI GRABOW


IRA & BAMBI GRABOW are appealing the decision of COMMUNITY ZONING APPEALS BOARD #12, which denied the following:

- (1) EU-1 to EU-S



Ad Number: 710151901  
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 Size: 2X12.0  
 Color Type: B&W

Client Name: METRO-DADE COUNTY  
 Advertiser: METRO-DADE COUNTY  
 Section/Page/Zone: NBRS South Dade/SD22/Dade  
 Description:



**ZONING HEARING**  
 COMMUNITY ZONING APPEALS BOARD - 14  
 Tuesday, November 15, 2005 - 6:00 p.m.  
 SOUTH DADE GOVERNMENT CENTER  
 Room 203 (Old Building)  
 10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

- LAZARO BOMBALIER (04-449)**

Location: The west side of SW 132 Avenue and approximately 600' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)

The applicant is requesting a zone change from agricultural district to single-family modified estate district, to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, and to permit accompanying requests, on this site.
- LENORE FERGUSON (04-165)**

Location: The south east corner of SW 197 Avenue and SW 312 Street, Miami-Dade County, Florida (20 Acres)

The applicant is requesting a zone change from agricultural district to single-family one acre estate district, on this site.
- JAMES & DIANE JOSWIAK (05-79)**

Location: 16101 SW 284 Street, Miami-Dade County, Florida (120' X 131')

The applicants are requesting to permit a single-family residence and a shed setbacks to be less than required from property lines, on this site.
- THOMAS & CHRISTINE TERRY (05-93)**

Location: Lying approximately 330' west of SW 202 Avenue and south of SW 188 Street, Miami-Dade County, Florida (2.57 Gross Acres)

The applicants are requesting to permit a lot with less area than required, on this site.
- BCG PARTNERS LLC (05-98)**

Location: The southeast corner of SW 192 Avenue & SW 304 Street, Miami-Dade County, Florida (19.97 Gross Acres)

The applicant is requesting a non-use variance of subdivision regulations to permit a residential development without sidewalks and street lighting where they are required, on this site.
- JUAN & BEATRIZ VEGA (05-138)**

Location: 13965 SW 184 Street, Miami-Dade County, Florida (2 Gross Acres)

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma), on this site.
- JOSE & JOSEFINA RIOS (05-153)**

Location: 11950 SW 191 Terrace, Miami-Dade County, Florida (80' X 95.01')

The applicants are requesting to permit a utility/storage structure and an addition to a single-family residence setbacks to be less than required from property lines, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

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Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

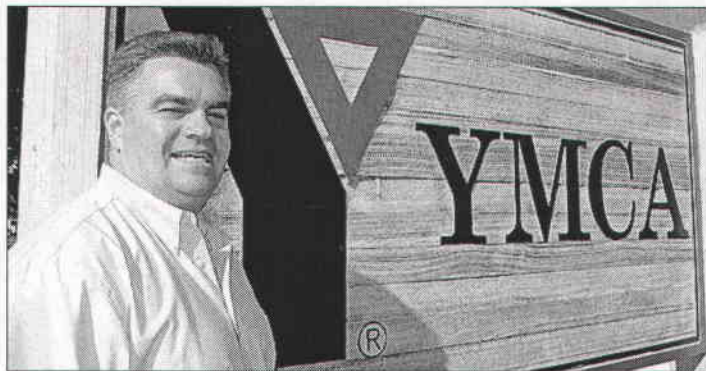
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\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

## KENDALL



ROBERT IRIZARRY/FOR THE HERALD

**ONE MAN'S LEGACY:** Executive Director Thomas Den Boer is moving to Janesville, Wis., to build up the programs and facilities as CEO of the YMCA there.

# Director leaves legacy at the YMCA he built

**■ Tom Den Boer, executive director of the South Dade YMCA, is stepping down from his position of seven years to take a job at a YMCA in his hometown.**

BY YUDY PINEIRO  
 ypineiro@herald.com

The South Dade YMCA of old didn't have a very high profile. It owned no land, operated from a store in Kendall and offered few programs.

That was before Thomas Den Boer became the executive director in 1998.

"His mission was to get us a home, and that's what we have now," said Jay Steinman, chairman of the board of the YMCA South Dade branch.

Under Den Boer's leadership, the branch moved in 2002 to a six-acre complex at 9355 SW 134th St. It features six lighted clay tennis courts, basketball courts, a hospitality suite, a two-story, 7,000-square-foot clubhouse and a health and wellness center.

All of that was possible because Den Boer helped raise millions of dollars. He also started a number of sports programs and nearly quadrupled membership, Steinman said.

Many of his colleagues were saddened when Den Boer announced in September that he was leaving for a job as CEO of a YMCA in his home state of Wisconsin.

"He was the heart and soul of the South Dade Y," said Steinman, adding that it may

take up to nine months to replace Den Boer.

But Den Boer felt his job in South Dade was done. His last day was Oct. 8.

"The goal was to put a YMCA in South Dade," he said. "We did that."

Den Boer, who has coached basketball teams and managed sports operations around the nation, said he struggled with the decision to leave Miami but decided it was a good move.

Not only will he move up to a CEO position, but he will be close to his parents and once again get to build a YMCA facility from scratch — this time a 100,000-square-foot branch in Northern Rock County in Janesville, Wis.

"These types of opportunities don't come along very often," he said.

Before moving South, Den Boer coached at Clemson University in South Carolina and the University of Massachusetts, and scouted players for the Denver Nuggets NBA basketball team.

He pursued a doctorate in sport administration at the University of Northern Colorado while working for the Nuggets, and graduated in 1993.

But traveling from airport

to airport and living the party life that comes with working for a professional sports team got old fast, Den Boer said.

Florida sounded like a great place to take a break. So, he moved to South Miami-Dade in August 1993 looking to do just that.

"I came here to rest, relax and redirect my career," said Den Boer.

But he could not stay away from sports for long.

Den Boer took a job as a sports management professor at Barry University and later as athletic director and head basketball coach at Nova Southeastern University.

At Nova, he met the directors of the nonprofit Greater Miami YMCA. They offered him a gig to head the South Dade YMCA and help find the branch a home.

He thought it was "crazy" and could not fathom that there were "real" jobs at the YMCA.

But he took the offer, and seven years later the South Dade YMCA is in the final stages of building a new aquatic and fitness center.

Kirk Landon, a Miami businessman and philanthropist who pledged \$1 million for the expansion project, said the success of the branch is primarily Den Boer's doing.

"He did an excellent job while he was here," Landon said. "He's keeping a place among our residents."



Publication Date: 08/11/2005

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Miami Herald on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

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## NEIGHBORS CALENDAR

otherwise noted. 305-446-4152.  
**Take the Challenge National Tour:** With less than a year to go before the 2006 Winter Olympics, participants can have photos taken with athletes, get autographs, and have the chance to face-off against an Olympic athlete. Aug. 20, Toys "R" Us, 8325 S. Dixie Hwy., Miami; \$29.95. 866-475-1534.

## MUSIC

**Karrin Allyson:** The two-time Grammy-nominated singer performs; 8-10 p.m. Aug. 25; Coral Gables Congregational Church, 3010 DeSoto Blvd., Coral Gables; \$25-\$35. 305-448-7421, ext. 33 or www.coralgablescongregational.org.

## OPERA

**Miami Lyric Opera:** *Cavalleria Rusticana*; 8 p.m. Sept. 17; Manuel Artime Theater, 900 SW First St., Miami; \$19-\$22; 25 percent student discount. 305-279-3619.

## THEATER

**The Big Bang:** With music by Jed Feuer and book and lyrics by Boyd Graham, whirlwind musical comedy runs through the history of the universe in a record 90 minutes; 8 p.m. Thursday-Saturday, 2 p.m. Sundays; through Sept. 4; Actors' Playhouse, 280 Miracle Mile (Miracle Theatre), Coral Gables; 305-444-9293 or www.actorsplayhouse.org; \$37.50 weeknight and Sunday shows; \$45 Friday-Saturday; 10 percent senior discount day of performance and \$15 student rush tickets 15 minutes prior to curtain with ID.

**Cronicas Desquiciadas (Out of Kilter Chronicle):** Tales of family, friends, lovers and secrets carefully locked away that, in time, will be revealed to the world; 8:30 p.m. Thursday-Saturday, 5 p.m. Sundays, through Sept. 4; Teatro de Venevison, 1560 S. Dixie Hwy. (Riviera Plaza), Coral Gables; \$25-\$35. Call 305-663-5410.

**Misery:** Stephen King's 1987 best-seller is adapted for the stage in this intense roller-coaster ride into the darkness of obsession. Novelist Paul Sheldon is held captive by his biggest fan who wants Paul to write his greatest work, just for her; 8 p.m. Thursday-Saturday, 2 p.m. and 7 p.m. Sunday; through Sept. 4; Biltmore Hotel, 1200 Anastasia Ave., Coral Gables; \$37 adults, \$34 seniors, \$17 students with ID (Thursdays and Sundays). 305-446-1116.

**Stephen Sondheim's Assassins:** The Main Street players perform the 2004 Tony Award Winner for Best Revived Play. The show revisits attempts on the lives of U.S. presidents. Assassins from John Wilkes Booth to John Hinckley, Jr. are recalled; 8 p.m. Friday and Saturday, 5 p.m. Sunday; through Aug. 21; Main Street Playhouse, 6766 Main St., Miami Lakes; 866-782-4399 or www.mainstreetplayers.com; \$10-\$15, member and group discounts available.

**The Taming of the Shrew:** Shakespeare's classic comedy about a wealthy man who will only allow his youngest daughter to marry when the oldest finds a husband. Set in 1920s Miami; 8 p.m. Aug. 11-13; 2:30 p.m. Aug. 14; Vizcaya Village Garage, 3250 S. Miami Ave., Miami; \$10-\$8 students and seniors. 305-860-8425 or www.vizcayamusuem.org.

## WHAT WILL THE NEIGHBORS SAY?

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## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
Tuesday, September 6, 2005 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
Room 203 (Old Building)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

- WINSTON E. SHIELD (04-395)**  
Location: The southeast corner of theoretical SW 132 Avenue & SW 228 Street, Miami-Dade County, Florida (4.76 Acres)  
The applicant is requesting a zone change from agricultural district to modified estate district, on this site.
- KENNETH AND NANCY GRAVES (04-447)**  
Location: Lying approximately 466' south of SW 288 Street and west of SW 187 Avenue, Miami-Dade County, Florida (4.538 Net Acres)  
The applicants are requesting a zone change from agricultural district to suburban estate use district, on this site.
- LAZARO BOMBALIER (04-448)**  
Location: The west side of SW 132 Avenue & approximately 600' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)  
The applicant is requesting a zone change from agricultural district to modified estate district and to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, on this site.
- JAMES CLONINGER & DEBORAH HILSON (05-25)**  
Location: Lying approximately 330' south of SW 312 Street and west of SW 187 Avenue, Miami-Dade County, Florida (5.09 Acres)  
The applicants are requesting a zone change from agricultural district to single-family residential district, on this site.
- JOHN & CHARLENE COKER (05-40)**  
Location: 16380 SW 288 Street, Miami-Dade County, Florida (5.47 Gross Acres)  
The applicants are requesting a zone change from agricultural district to suburban estate use district, on this site.
- WILLIAM NICHOLS, JR. (05-68)**  
Location: The southwest corner of SW 204 Street and SW 194 Avenue (Comfort Road), Miami-Dade County, Florida (1.6 Gross Acres)  
The applicant is requesting to permit a lot with less frontage and less area than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 111th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.


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### ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 14  
Tuesday, September 6, 2005 - 6:00 p.m.  
SOUTH DADE GOVERNMENT CENTER  
Room 203 (Old Building)  
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

- 1. JORGE MARTOS & MILADYS VILLANUEVA (04-225)**

**Location:** 14316 SW 172 Street, Miami-Dade County, Florida (10,237 sq. ft.)

The applicants are requesting a special exception to permit a single-family residence within a zero lot line development resulting in a density greater than permitted and previously approved through ASPR #94-007, to permit the conversion of a lot into a single-family residence within a previously approved zero lot line development, on this site.
- 2. LAZARO BOMBALIER (04-449)**

**Location:** The west side of SW 132 Avenue & approximately 600' north of SW 192 Street, Miami-Dade County, Florida (4.97 Acres)

The applicant is requesting a zone change from agricultural district to modified estate district and to permit a single-family residence setback on a proposed lot to be greater than permitted from the front property line, on this site.
- 3. ESMERALDA LONDONO WHITTLE (05-63)**

**Location:** 18990 SW 152 Street, Miami-Dade County, Florida (2 Acres)

The applicant is requesting an unusual use to permit a dog kennel, with a lot area smaller than required, and to permit accessory buildings setbacks and space between buildings to be less than required. Also requesting an accompanying request, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

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## EAST KENDALL

# Man of many hats releases 2nd book

After traveling the world, East Kendall resident Dominic Perenzin has turned to writing, and is coming out with his second book.

BY JONNELLE MARTE  
jmart@herald.com

Dominic Perenzin's passions have lead him around the world — and through jobs as distinct as musician and lawyer.

The result of this life characterized by change? Perenzin is now an award-winning author, with an out-of-this-world imagination.

"I want [my writing] to help people look at themselves, because sometimes you don't see things that are right in front of you," said Perenzin, 75, whose second book will be released this month.

The Italian American, who has been living in East Kendall for the past 16 years, will release his first novel, *Shadows of a Time Past: The Demons of Chucaya*, at 4 p.m. Aug. 21 at an author's reading at Books & Books, 265 Aragon Ave., in Coral Gables.

In the book, which was self-published through IUniverse, Perenzin took the story of a group of nuns who became possessed in 17th century London, France, and transported it to modern day South America.

"I am having it happen again, now," Perenzin said of the story, previously told in the 1971 film *The Devils*.

Perenzin received recognition for a chapter of the novel he submitted to a *Writer's Digest* short story contest.

Storytelling runs in the family, said Perenzin, who grew up hearing stories from his father. He passed the tradition on to his four children, who are all now in their 20s.

His first nonfiction book, *The Wines of October*, an autobiography, was released last year. He originally wrote that book for his family.

"I was standing over the coffin at my father's funeral and I realized that he never told me things [about what he did]," Perenzin said. "I didn't want my kids to feel like that, so I decided to write a book



ROBERT HIZABRY/FOR THE HERALD

**A GOOD READ:** Dominic Perenzin rereads one of his books in his home office. After several other careers, he's become a celebrated author.

for them."

After a good response from family members, Perenzin decided to rewrite the book for commercial purposes. His response from the public was just as positive: he won an award from the Florida Freelance Writers Association.

"He loves his new career," his wife, Alicia Perenzin, said. "He has always liked writing and now he spends a lot of his time doing it. We are all very excited about it."

Dominic Perenzin grew up in Fitchburg, Mass., and started playing the saxophone in high school. During the Korean War, he traveled with the troops as a musician.

He was inspired to attend college when the piano player of the band he was with suggested that he read *Candide* by Voltaire. After they discussed it, Perenzin knew he wanted to go back to school.

"One guy and one book set me off," Perenzin said. "It was an epiphany."

Soon he dropped out of the band and sold his saxophone so he could study economics and law at Boston University, where he graduated with honors. He hasn't picked up a

saxophone since.

As a lawyer, he worked on Wall Street and spent time living in countries such as the Dominican Republic, Cuba and Mexico. He spent 19 years in Colombia, where he met his wife and started an English language newspaper called *The Paper*.

But violence because of the drug war in Colombia forced him to leave the country and move to Miami in 1989.

"I loved Colombia and I tried to stick it out," he said. "But the security was not good there."

The law firm he was working for in Miami closed about two years later, and Perenzin took the opportunity to retire from law, with the exception of a few clients.

Since then, he has spent his free time reading, writing and playing the piano. He plans to release a third book, a collection of short stories, later this year and is considering writing children's books.

He stressed the importance of having goals.

"You have to do something with your life, because if not, it's as if you've stopped living," he said.



# MIAMI-DADE COUNTY, FLORIDA

## LEGAL NOTICE

## ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 6<sup>th</sup> day of September, 2005 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - Room 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-12-CZ14-3 (04-225)

APPLICANTS: JORGE MARTOS & MILADYS VILLANUEVA

SPECIAL EXCEPTION to permit a single-family residence within a zero lot line development resulting in a density of 7.904 units per net acre (8 units per acre permitted/7.84 previously approved as per Administrative Site Plan Approval A1994000007).

The purpose of the request is to permit the conversion of a tot lot into a single family building site within a previously approved zero lot line development.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Residence Jorge Martos," as prepared by Steven Z. Epstein, Architect, consisting of 3 pages and dated 8/17/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," MARALEX HOMES, Plat book 146, Page 7.

LOCATION: 14316 S.W. 172 Street, Miami-Dade County, Florida.

HEARING NO. 05-6-CZ14-5 (05-14)

APPLICANT: K & K CUSTOM HOMES, INC.

Applicant is requesting to permit two two-family residential lots with frontages of 50' each (75' required for each) and Parcel "A" with an area of 6,509 sq. ft. and Parcel "B" with an area of 7,005 sq. ft. (7,500 sq. ft. for each).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Variance Application for K & K Homes, Inc.," as prepared by Jose L. Diaz, Architect and dated 11/10/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 50' of the west ½ of the NW ¼ of the NW ¼ of the SE ¼ of the SW ¼ in Section 32, Township 55 South, Range 40 East.

LOCATION: Between S.W. 180 Street & S.W. 181 Street & approximately 114' east of S.W. 104 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-1 (04-395)

APPLICANT: WINSTON E. SHIELD

AU to EU-M

SUBJECT PROPERTY: The west ½ of the NW ¼ of the SW ¼ of the SE ¼ in Section 14, Township 58 South, Range 39 East.

LOCATION: The Southeast corner of theoretical S.W. 132 Avenue & S.W. 228 Street, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-2 (04-447)

APPLICANTS: KENNETH & NANCY GRAVES

AU to EU-S

SUBJECT PROPERTY: Begin 466.7' south of the Northeast corner of the SE ¼ of Section 2, Township 57 South, Range 38 East, continue south 463.3', west 466.7', north 463.3' and east 466.7' to the Point of beginning.

LOCATION: Lying approximately 466' south of S.W. 288 Street & west of S.W. 187 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-3 (04-449)

APPLICANT: LAZARO BOMBALIER

(1) AU to EU-M

(2) Applicant is requesting to permit a single-family residence setback 55.47' from the front (east) property line (50' maximum permitted) on proposed Lot 1, Block 2.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley engineers of Dade consisting of Sheet 1 dated stamped received 4/18/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56

South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-4 (05-25)

APPLICANTS: JAMES CLONINGER & DEBORAH HILSON

AU to RU-1

SUBJECT PROPERTY: The south ½ of the NE ¼ of the NE ¼ of the NE ¼, in Section 14, Township 57 South, Range 38 East.

LOCATION: Lying approximately 330' south of S.W. 312 Street & west of S.W. 187 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-5 (05-40)

APPLICANTS: JOHN & CHARLENE COKER

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the NE ¼ of the SW ¼, less the east 310' and less the north 50' and the west 25', all in Section 5, Township 57 South, Range 39 East.

LOCATION: 16380 S.W. 288 Street, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-6 (05-63)

APPLICANTS: ESMERALDA LONDOÑO WHITTLE

(1) UNUSUAL USE to permit a dog kennel.

- (2) Applicant is requesting to permit the kennel use with a lot area of 2 acres (5 acres required).
- (3) Applicant is requesting to permit an accessory building setback 30.5' from the front (south) property line (75' required) on a dual frontage lot and setback a minimum of 7' from the side street (west) property line (30' required).
- (4) Applicant is requesting to permit a minimum spacing of 11' between accessory structures (20' required).
- (5) Applicant is requesting to permit accessory uses in front of a principal structure on a dual frontage lot (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 (inclusive) may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Detail of Dogs Kennels" dated 3/4/05 and "Cage Detail," dated stamped received 5/16/05 as prepared by Esmeralda Whittle and a survey as prepared by Jose Perez, dated 4/28/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commencing at the Northwest corner of the NE¼ of Section 26, Township 55 South, Range 38 East; thence run N89°31'04"E along the north line of said NE¼ for a distance of 685.06' to a point; thence run S2°03'47"E for a distance of 40.01' to the Point of beginning of a parcel of land hereinafter to be described; thence run N89°31'04"E along a line 40' south of and parallel with the north line of the NE ¼ for a distance of 213.32' to a point; thence run S2°03'47"E for a distance of 361.98' to a point; thence run S43°56'00"W for a distance of 137.19' to a point; thence run N46°04'00"W for a distance of 124.48' to a Point of curvature of a circular curve to the right; thence run along said circular curve to the right having for its elements a radius of 100' and an interior angle of 44°00'13" for an arc distance of 76.8' to a Point of tangency; thence run N2°03'47"W for a distance of 304.15' to the Point of beginning, less the external area formed by a 25' radius arc concave to the Southeast, tangent to a line that is 40' south of and parallel with the north line of said NE ¼ and tangent to a line that is 25' east of and parallel with the east line of the NW ¼ of the NW ¼ of the NE ¼ and less the external area formed by a 25' radius arc concave to the Northeast, tangent to a line that is 25' north of and parallel with centerline of a 50' right-of-way running N43°56'00"E and tangent to a line that is 25' east of and parallel with the centerline of a 50' right-of-way running N46°04'00"W.

LOCATION: 18990 S.W. 152 Street, Miami-Dade County, Florida.

HEARING NO. 05-9-CZ14-7 (05-68)

APPLICANT: WILLIAM NICHOLS, JR.

Applicant is requesting to permit a lot frontage of 184' (200' required) and an area of 1.6 gross acres (5 acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Sketch of Survey," as prepared by J. F. Lopez & Assoc. and dated 8/5/00.

SUBJECT PROPERTY: The north ½ of the north ½ of the SW ¼ of the NW ¼, less the west 1,130' and the north 25' and the east 25' all in Section 11, Township 58 South, Range 38 East.

LOCATION: The Southwest corner of S.W. 204 Street & S.W. 194 Avenue (Comfort Road), Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 16 day of August 2005.

8/16

05-3-01/575980M